

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
NOVEMBER 12, 2025 @ 7:30 P.M.
COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the November 12, 2025, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:30 p.m.

B. ROLL CALL

The following members were in attendance: Mr. Adam Foote, Mr. Daniel Gales, Mr. Peter Grandillo, Mr. Keith Hoppe, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, Ms. Katelyn Walsh, and Mr. Mark Viehman, Chairman.

Member Mr. Brad Floom was not in attendance.

Council Liaison Mr. Jim Jenkins was in attendance.

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. COMMUNICATIONS - None

D. MINUTES

1. Planning & Zoning Commission Regular Meeting, October 8, 2025

Chairman Viehman called for comment on the October 8, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the October 8, 2025 regular meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

2. Planning & Zoning Commission Workshop Meeting, October 29, 2025

Chairman Viehman called for comment on the October 29, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the October 29, 2025 workshop meeting as submitted. Ms. Walsh seconded the motion, and it passed unanimously on a roll call vote with Mr. Foote and Mr. Grandillo abstaining.

E. CITIZEN COMMENT (Non-Agenda) – None

F. OLD BUSINESS

1. *Motion for Recommendation*

Conditional Use Application

David & Mary Wagner Conditional Use Application No. 2025-0701

Proposed Air BnB – Short Term Rental @ 5333 Madison Ave, Rear

Mr. Harbison briefed the members on the status of the application. The members discussed parking availability and the non-conforming status on the second dwelling on the property.

At the end of discussion, Mr. Raeder made a motion to recommend approval of the David & Mary Wagner Conditional Use Application to establish a Short-Term Rental at 5333 Madison Street, Rear. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

2. Ordinance Review – Zoning Ordinance Amendment

An Ordinance Of The Municipality Of Bethel Park, Allegheny County, Pennsylvania, Amending Chapter 69 (“Zoning”), Article II (“Rules And Definitions”) Section 69.8. (“Definitions”), To Add A Definition For “Adaptive Reuse,” And To Amend Article XXIII (“Requirements For Conditional Uses”) To Add New Section 69.92 Listing Express Conditions For Adaptive Reuse

Mr. Harbison reported that the proposed ordinance has been updated to attempt to address the Commission’s comments from its October 29th discussion as members believed the ordinance to be limited to a couple of properties. He noted the following changes that would add an additional 16 properties eligible for adaptive reuse:

- Adaptive Reuse would be permitted in all zoning districts.
- The minimum lot size is no longer at least 5 acres.
- The definition has been expanded to include places of worship as a permitted reuse.
- There is no longer a minimum building size requirement.

Mr. Harbison reminded that members that the impetus for the ordinance is to create opportunity to repurpose the soon to be abandoned five elementary schools after the construction of the new elementary school is completed and occupied.

The members discussed the changes and found the ordinance to be limited in practicality and opined that pursuing zoning relief may be a more efficient option.

At the end of discussion, Mr. Raeder made a motion to table the review until such time the ACED Planning Department comments are received. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

G. NEW BUSINESS - None

H. OTHER ITEMS

1. Motion to Confirm 2026 Meeting Dates and 7:00 start time

Chairman Viehman called for comment on the proposed slate of dates for workshops and regular meetings, all to start at 7:00 p.m. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the proposed 2026 meeting schedule with all meetings to start at 7:00 p.m. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

Planning & Zoning Commission Meetings – 7:00 pm – Council Chambers

January 14, February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9
October 14, November 18, December 9

Planning & Zoning Commission Workshop Meetings – 7:00 pm – Council Chambers

January 28, February 25, March 25, April 29, May 27, June 24, July 29, August 26
September 30, October 28, December 2, and January 6, 2027.

Note: To avoid conflicts with the holidays, the group agreed to not conduct workshop meetings on the last Wednesdays in November and December but rather move them forward to the first Wednesday of the following months being December 2nd and January 6, 2027.

I. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the December 3, 2025 workshop meeting followed by the December 10th regular meeting. Mr. Harbison reported that resubmissions for the Clean Express Car Wash at 5100 Library Road and the Emery Property Management Development at Old Bethel Church Road were made. He also reported that a proposed zoning ordinance amendment will be on the agendas to regulate ducks.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:25 p.m.